076.0	0003	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	964,100	/	964,100
USE VALUE:	964,100	/	964,100
ASSESSED:	964,100	/	964,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANZIONE TRAVIS & KATIE
Owner 2:	
Owner 3:	
Street 1:	14 BAKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAIAR JAMES /JULIE C -
Owner 2:	-
Street 1:	14 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,231 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2672 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8231.000	497,200		466,900	964,100
Total Card	0.189	497,200		466,900	964,100
Total Parcel	0.189	497,200		466,900	964,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.82 | /Parcel: 360.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	48040
GIS Ref	
GIS Ref	
Insp Date	06/08/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0003-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,200	0	8,231.	466,900	964,100	964,100	Year End Roll	12/18/2019
2019	101	FV	368,400	0	8,231.	433,500	801,900	801,900	Year End Roll	1/3/2019
2018	101	FV	368,400	0	8,231.	433,500	801,900	801,900	Year End Roll	12/20/2017
2017	101	FV	368,400	0	8,231.	380,200	748,600	748,600	Year End Roll	1/3/2017
2016	101	FV	368,400	0	8,231.	346,800	715,200	715,200	Year End	1/4/2016
2015	101	FV	241,000	0	8,231.	306,800	547,800	547,800	Year End Roll	12/11/2014
2014	101	FV	205,700	0	8,231.	290,100	495,800	495,800	Year End Roll	12/16/2013
2013	101	FV	205,700	0	8,231.	276,100	481,800	481,800		12/13/2012

!6329!

PRINT

Date	Time
12/10/20	21:07:13

LAST REV

Date	Time
10/04/16	08:32:26
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6329

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAIAR JAMES /JU	63691-200		6/2/2014	Change>Sale	621,000	No	No		
KELSEY RICHARD	52082-264		1/14/2009		478,000	No	No		
OLENDROWICZ EDW	32166-288		12/20/2000		310,000	No	No		
	9829-152		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	48040
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2014	1607	Heat App	15,000					Install 2 ac suppy
9/8/2014	1127	Addition	228,720					
2/17/2009	96	Redo Bat	7,000					
5/29/2003	372	Redo Kit	25,600	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2015	Meas/Inspect	PC	PHIL C
4/1/2009	Measured	345	PATRIOT
8/18/2005	Permit Visit	BR	B Rossignol
3/20/2001	MLS	MM	Mary M
3/28/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8231		Sq. Ft.	Site		0	70.	0.81	12									466,853						466,900	

Total AC/HA:	0.18896	Total SF/SM:	8231	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	466,853	Spl Credit		Total:	466,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04296398
Const Adj.:	0.99989998
Adj $ / SQ:	130.357
Other Features:	118437
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521223
Depreciation:	23976
Depreciated Total:	497247

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

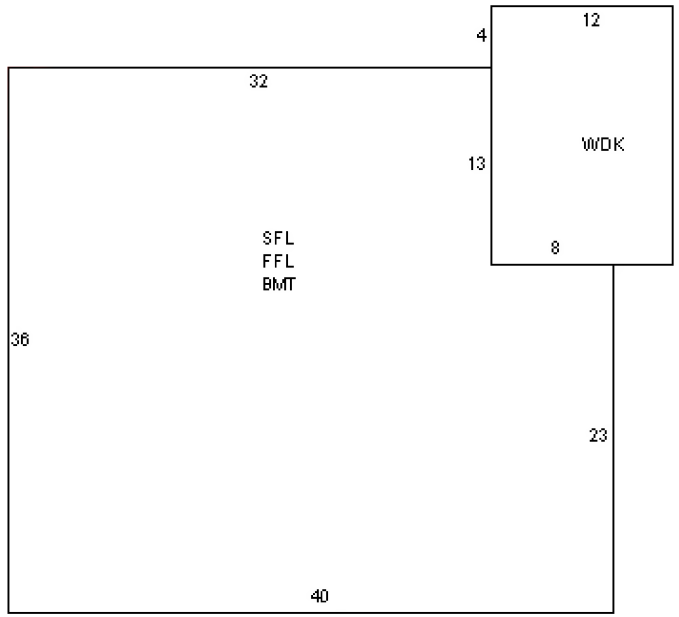
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	130.36
Special Features:	0	Val/Su Net:	118.04
Final Total:	497200	Val/Su SzAd	186.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,336	39.110	52,247
FFL	First Floor	1,336	130.360	174,158
SFL	Second Floor	1,336	130.360	174,158
WDK	Deck	204	10.900	2,224

Net Sketched Area:	4,212			Total:	402,787
Size Ad	2672	Gross Are	4212	FinArea	2672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc